

PETITION FOR ZONING VARIANCE 85-356-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 202.3C.1 to permit a side yard setback of 8' in lieu of the required 7.5' for an open carport.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: (Type or Print Name) _____
Address _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1985, at 10:00 o'clock.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 315, 316, 317, 318, 320, 322, 324, and 325 Meeting of May 7, 1985
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

Area: _____
District: _____

Dear Mr. Jablon:
The Department of Traffic Engineering has no comments for item numbers 315, 316, 317, 318, 320, 322, 324, and 325.

Michael S. Planigan
Traffic Engineering Assoc. II

MSF/ccm

Case No. 85-356-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1985.

Petitioner: Lola Whalen
Petitioner's Attorney: _____

ARNOLD JABLON
Zoning Commissioner
Received by: _____
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

85-356-A
#317
Lola Whalen
E/S Maple Road, 160' S of North Point Rd.
(7618 Maple Road)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Lola Whalen
7618 Maple Road
Baltimore, Maryland 21222

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 317 - Case No. 85-356-A
Petitioner - Lola Whalen
Variance Petition

Dear Ms. Whalen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosure

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3311
NORMAN E. GERBER
DIRECTOR

May 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of April 30, 1985
Item # 317
Property Owner: LOLA WHALEN
Location: E/S MAPLE RD. 160' S. OF NORTH POINT RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplains is prohibited under the provisions of Section 22-3 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lola Whalen

Location: E/S Maple Road, 160' S of North Point Road

Item No.: 317 Zoning Agenda: Meeting of 5-7-85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

May 21, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 317 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lola Whalen

Location: E/S Maple Road, 160' S of North Point Road

District: 12th.

- APPLICABLE TYPES ARE CIRCLED:
- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #117-1 - 1980) and other applicable Codes and Standards.
 - ☒ A building and other miscellaneous permits shall be required before the start of any construction.
 - ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
 - ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
 - ☒ All One Group except B-1 Single Family Detached Dwellings require a minimum of 3 hour fire rating for exterior walls closer than 6' to an interior lot line. But the Group require a one hour wall if closer wall. See Table 101, Section 1007. Section 1008-1. All walls 10' or less are permitted in an exterior wall within 3'-0" of an interior lot line. Open carports shall have a fire retardant treated wood or non-combustible construction within 3'-0" of property line. See Code Manual #1 on porches. Treatment is similar.
 - ☒ The structure does not appear to comply with Table 205 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this department.
 - ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
 - ☒ When filing for a required change of Use/Consequence Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of the Group are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
 - ☒ The project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 161.0 of the Building Code as adopted by Bill 67-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
 - ☒ Comments: _____

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/22/85

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

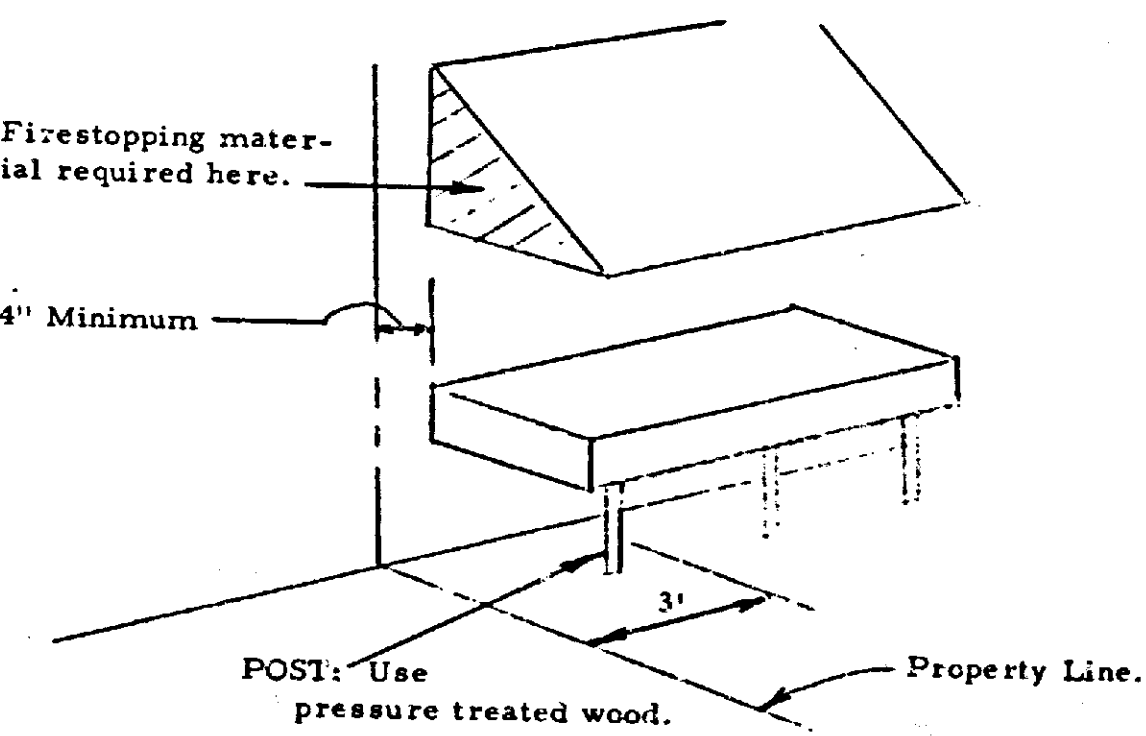
CODE MEMORANDUM #1 Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4' from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER

NOV 12 1985

Mr. Lola Whalen
7618 Maple Road
Baltimore, Maryland 21222

May 14, 1985

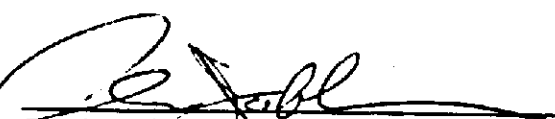
NOTICE OF HEARING

RE: Petition for Variance
E/S Maple Rd., 168' S of North Point
Road (7618 Maple Road)
Lola Whalen - Petitioner
Case No. 85-356-A

TIME: 10:00 a.m.

DATE: Wednesday, June 12, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County

Petition for Variance
12th Election District
LOCATION: East side Maple Road,
180 ft. South of North Point Road (7618
Maple Road)
DATE AND TIME: Wednesday, June
12, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County
Office Building, 111 West Chesapeake
Avenue, Towson, Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the Zoning
Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Variance to permit a side
yard setback of 8 inches in lieu of the
required 7.5 ft. for an open carport.
Being the property of Lola Whalen as
shown on the plat filed with the Zoning
Office.
In the event that this Petition is grant-
ed, a building permit may be issued
within the thirty (30) day appeal period.
The Zoning Commissioner will, how-
ever, entertain any request for a stay of
the issuance of said permit during this
period for good cause shown. Such re-
quest must be received in writing by the
date of the hearing set above or made
at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

May 23,

19 85

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Petition for Variance -
P.O. #65772 - Reg. #L71779.
was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one successive weeks before the
24th day of May 19 85; that is to say,
the same was inserted in the issues of May 23, 1985

Kimbel Publication, Inc.
per Publisher.

By *K.E. Delbe*

PETITION FOR VARIANCE
12th Election District
LOCATION: East side Maple Road,
180 ft. South of North Point Road
(7618 Maple Road)
DATE AND TIME: Wednesday,
June 12, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Variance to permit a side
yard setback of 8 inches in lieu of the
required 7.5 ft. for an open carport.
Being the property of Lola Whalen
as shown on a plat filed with the
Zoning Office.
In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing set
above or made at the hearing.
The Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 23,

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 23, 19 85

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
May 23, 19 85

THE JEFFERSONIAN,

B. Venetaki
Publisher

Cost of Advertising

22

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-356-A

District: 1274

Posted for: Variance

Petitioner: Lola Whalen

Location of property: E/S Maple Rd., 168' S of N.P.R.

7618 Maple Rd.

Location of Signs: Facing Maple Rd., Between 70' Fr. curb + 3' Fr. driveway

on Property of Petitioner

Remarks:

Posted by: *M. Whalen*

Number of Signs: 1

Date of return: 2/24/85

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007456

DATE: 4/23/85 ACCOUNT: RD-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: B.B.T. Construction

FOR: filing fee for Plan #317

8 0014****3500 a 3234F VARIANCE

VALIDATION OR SIGNATURE OF CASHIER

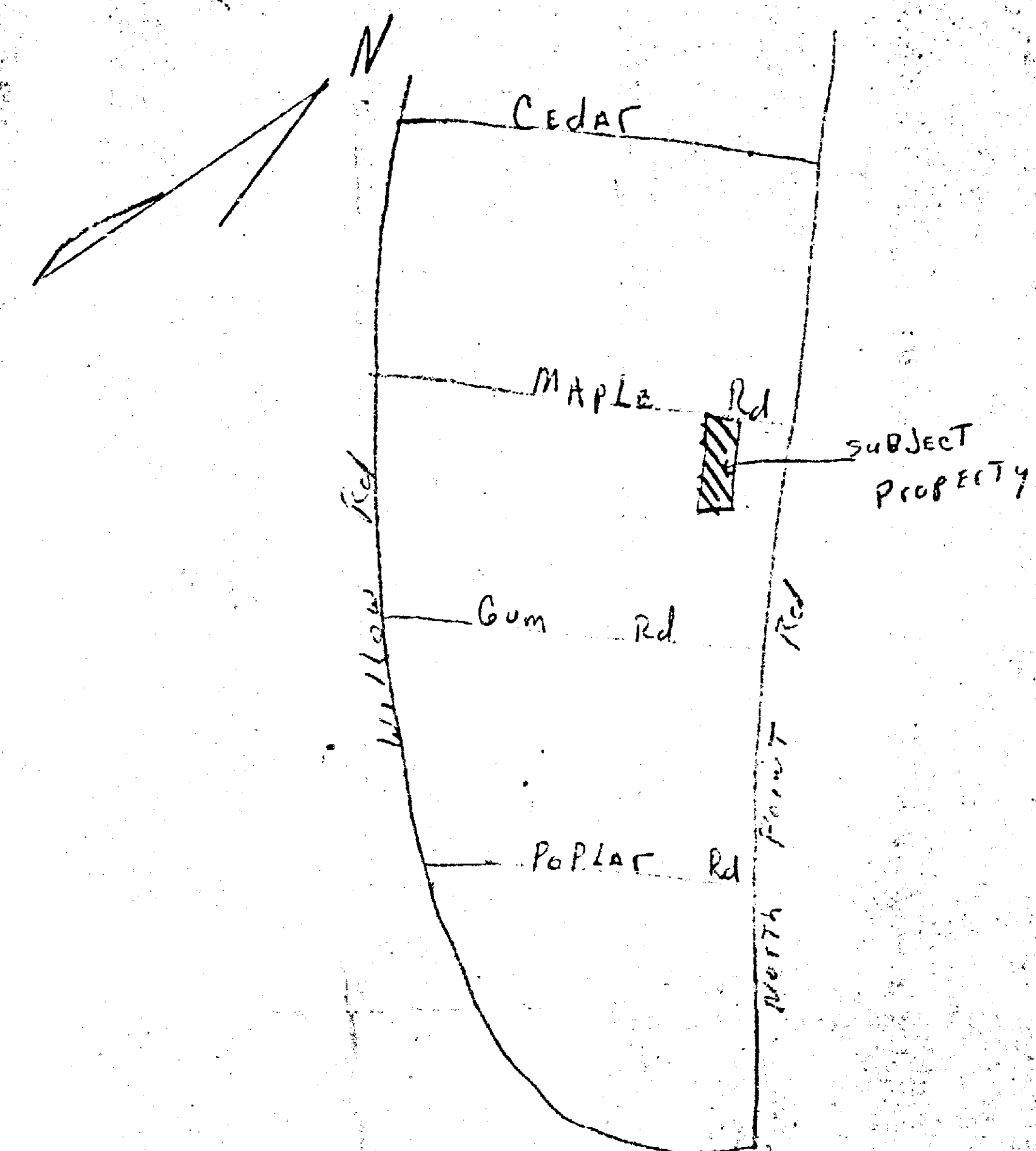


EXHIBIT 1

44-5625
 43
 15
 9/16/89
 1
 CE
 BT